

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
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TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: May 25, 2021

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, May 25, 2021

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, May 25, 2021. This item was acted upon at the Committee Meeting on Monday, May 24, 2021, at 1:30 p.m., by the votes indicated.

Item No. 30 **File No. 210088**

Resolution urging the Recreation and Parks Department, Municipal Transportation Agency, the Real Estate Division, and Public Works to work collaboratively, on a long-term Recovery and Revitalization plan, involving immediate neighbors and community stakeholders, to collaboratively re-imagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability, and the ability to build upon a welcoming environment for residents and tourists alike.

AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Vote: Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney
Kristen Jensen, Deputy City Attorney

1 [Urging the Recreation and Parks Department, Municipal Transportation Agency, Real Estate
2 Division, and Public Works to Work Collaboratively to Design a Long-Term Plan to Re-
Imagine Twin Peaks]

3 **Resolution urging the Recreation and Parks Department, Municipal Transportation**
4 **Agency, the Real Estate Division, and Public Works to work collaboratively, on a long-**
5 **term Recovery and Revitalization plan, involving immediate neighbors and community**
6 **stakeholders, to collaboratively re-imagine Twin Peaks and identify resources to**
7 **improve accessibility, safety, cleanliness, environmental sustainability, and the ability**
8 **to build upon a welcoming environment for residents and tourists alike.**

9 WHEREAS, Twin Peaks is an iconic part of San Francisco with lookouts offering
10 majestic, breathtaking views that is treasured by local residents and attracts hundreds of
11 visitors a year; and

12 WHEREAS, Twin Peaks is also part of 31 acres of natural area, serving as habitat to
13 local flora and fauna, including the Mission Blue Butterfly, a federally listed endangered
14 species; and

15 WHEREAS, The open space includes trail networks offering 360-views and the ability
16 to traverse between Islais Creek and Twin Peaks through the aptly named “Creeks to Peaks”
17 Trail; and

18 WHEREAS, In recent years, the Recreation and Parks Department and San Francisco
19 Municipal Transportation Authority (SFMTA) invested in capital projects to improve on
20 connectivity and access, such as the Twin Peaks Trail Renovation Project and in 2016
21 through 2020, the Figure 8 Redesign Project; and

22 WHEREAS, In March 2020, the Twin Peaks Boulevard was closed during the Shelter-
23 in-Place order allowing only visitors on foot or bike, however, due to growing complaints of
24
25

1 vandalism, litter, and loitering impacting neighborhoods, SFMTA worked with the Recreation
2 and Parks Department and San Francisco Police Department to develop a new proposal to
3 address some of these concerns; and

4 WHEREAS, Due to being a popular location, Twin Peaks and its neighboring
5 communities are often targeted for property crime and thefts; and was the location of tragic,
6 fatal shootings in 2016 and 2017; and

7
8 WHEREAS, In November 2020, the voters of San Francisco overwhelmingly supported
9 the Health and Recovery Bond, which included investments in parks, open space, nature
10 restoration, and

11 WHEREAS, The San Francisco Economic Recovery Task Force Final Report
12 published in October 2020 also recommends maximizing and optimizing the use of public
13 space to not only provide equitable access to recreation areas, but to also to aid in the city's
14 economic recovery by partnering with small businesses, the tourism industry, and arts and
15 cultural organizations; and

16
17 WHEREAS, While there have been prior visioning exercises over the past several
18 years, there has not been focused attention on developing ideas and improvements to
19 transform the tourist destination into a place that is safe, welcoming, clean, and a source of
20 local pride; now, therefore be it

21 RESOLVED, That the Board of Supervisors strongly urges the Recreation and Parks
22 Department to work in collaboration with SFMTA, Real Estate Division, Public Works, and
23 other Departments on determining a long-term Recovery and Revitalization plan and design to
24 bring investments to Twin Peaks that will offer more resources and amenities enhancing the
25

1 experience by improving accessibility, safety, cleanliness, environmental stewardship, and the
2 ability to build upon a welcoming environment for this internationally recognized destination;
3 and, be it

4 FURTHER RESOLVED, That the Board of Supervisors also urges the aforementioned
5 Departments to engage with immediate neighbors and homeowners; and neighboring
6 homeowner and neighborhood organizations including the Twin Peaks Improvement
7 Association, Midtown Terrace Homeowners Association, Forest Knolls, and Miraloma Park
8 Improvement Club; and community members in a collaborative visioning and design process
9 to address the safety and maintenance concerns of Twin Peaks and to ensure that it is a
10 place to be celebrated; and
11

12 FURTHER RESOLVED, That the Board of Supervisors encourages the Departments to
13 think creatively by enlisting the support of the tourism industry, the small business community,
14 the design and architectural community, foundations, and arts and cultural institutions to
15 develop a broad re-imagining of the potential future design and use of space in Twin Peaks;
16 and
17

18 FURTHER RESOLVED, That the Board of Supervisors urges the creation of a Twin
19 Peaks visioning committee that will have balanced representation from neighbors, impacted
20 homeowners, including from the Twin Peaks Improvement Association and Midtown Terraces
21 Homeowners Association; and
22

23 FURTHER RESOLVED, That the Board of Supervisors supports the use of public land
24 for public purposes, and in enacting this Resolution, does not intend to express support for the
25 private use of public space at Twin Peaks without a robust public process; and

1 FURTHER RESOLVED, That the Board of Supervisors urges Departments to provide
2 regular updates to the Board about any progress made in the visioning projects, especially as
3 it pertains to any potential leases to outside entities; and

4 FURTHER RESOLVED, That the Board of Supervisors strongly urges the Departments
5 to work with State and Federal agencies on identifying resources and partnerships for
6 improvements; and

7 FURTHER RESOLVED, That the Board of Supervisors requests the Recreation and
8 Parks Department and SFMTA to provide a written response to this Resolution providing a
9 timeline for initiating this plan.
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Twin Peaks Recovery & Revitalization



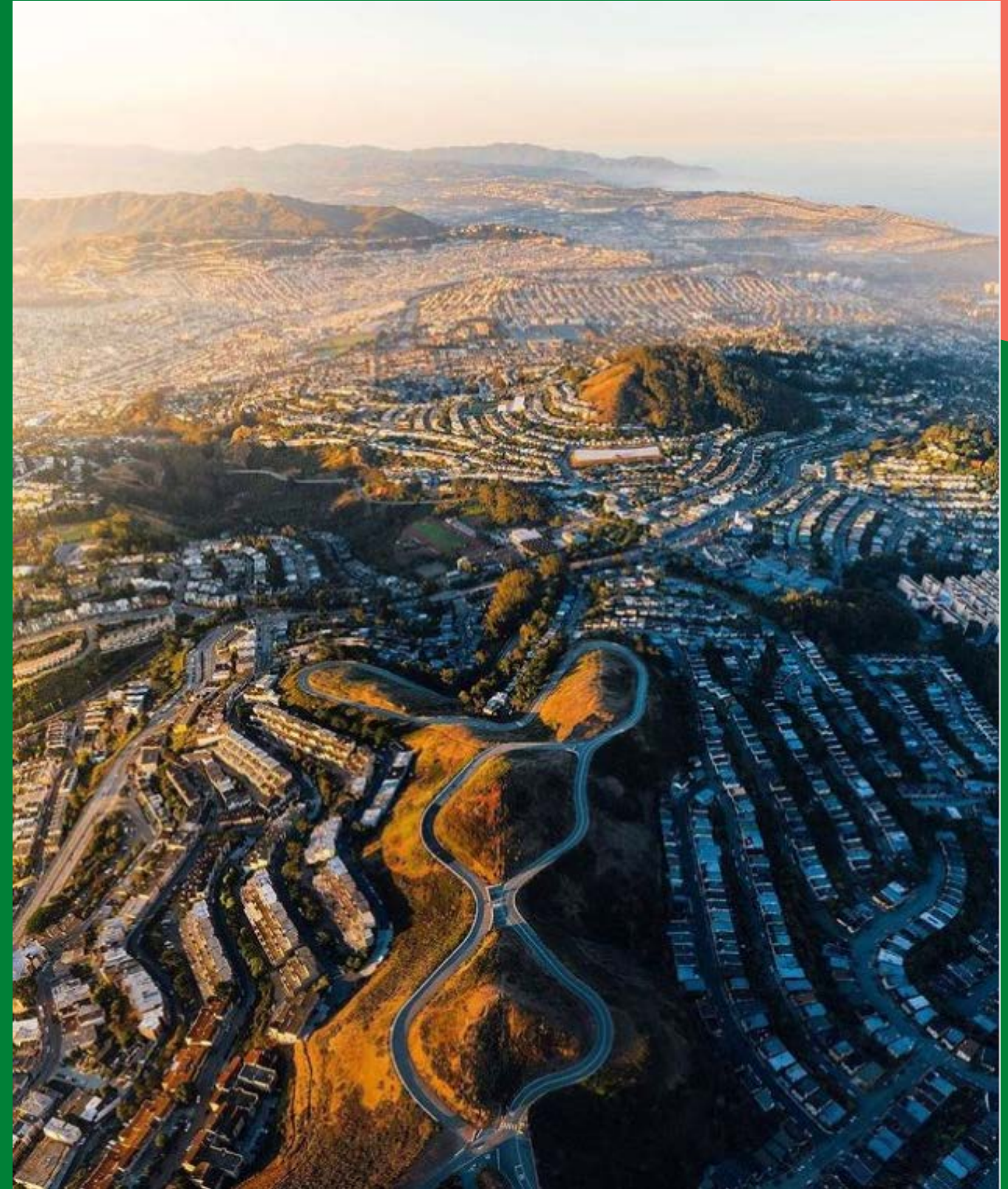
May 17, 2021
Board of Supervisors
Land Use & Transportation
Committee

TWIN PEAKS

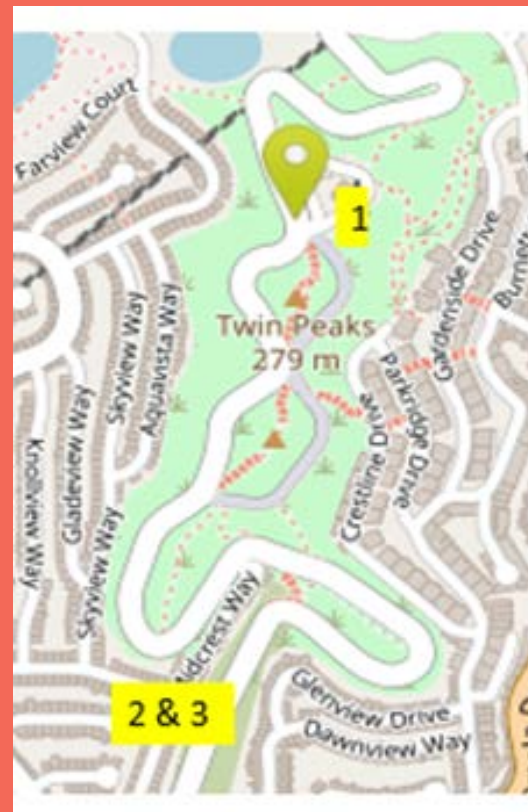
a natural landscape

In January 2021, Supervisor Melgar, along with cosponsors Mandelman & Walton, introduced a RESOLUTION Urging the Recreation and Park Dept. & other City Departments to Develop a Long-Term Plan to Re-Imagine Twin Peaks.

Twin Peaks is one of the most-visited natural areas, with stunning 360-degree views of the city and surrounding Bay Area. Visitors, tourists, bicyclists, and hikers can find a 0.7-mile trail network that ascends the two peaks.



CURRENT USAGE



DURING COVID

Burnett Ave., was closed to vehicles to allow for socially distant recreation and access to open space.

For the last 6 months Eco Count Numbers:

1) Apprx 1,300 visits/day on Twin Peaks at Christmas Tree Point (total of 85,625 visits since 2/5/21)

2) Apprx 1,100 visits/day on Twin Peaks at Panorama North (total of 220,000 visits since Oct 2020)

2) Apprx 1,600 visits/day on Twin Peaks at Panorama South (total of 338,000 visits since Oct 2020)

25 YEARS OF THE PINK TRIANGLE

- installed atop Twin Peaks each Pride Weekend.
- In 2020, for the first time, the Pink Triangle was illuminated as a Beacon of Hope for the 50th Anniversary of SF PRIDE



MISSION BLUE BUTTERFLY

A federally listed endangered species that still survive in San Francisco, Marin, & San Mateo counties. RPD has been working for a decade to conserve the Mission blue butterfly at Twin Peaks. In 2010 this species was on the brink of extinction in San Francisco. RPD's efforts (in partnership with U. S. Fish and Wildlife Service) to protect and enhance the Mission Blue have helped recover the population, which is estimated to be over 200 individuals today.



COMPLETED IMPROVEMENTS

● Twin Peaks Promenade Planning Study / Figure 8 Redesign
(2013-2018)

● Installation of Crosswalks along Twin Peaks
Blvd

● Twin Peaks Portola Trail Construction
(Summer – Fall 2013)

● Twin Peaks Trails Improvement
(2017)

CURRENT CONFIGURATION

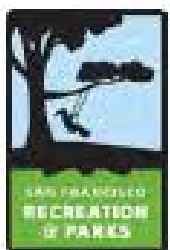
Convert from existing one-way southbound to two-way operation

Pedestrians and bicycles only; close road to motor vehicles

Modified intersection configuration to improve traffic flow and crossings



FUTURE PLANS



Twin Peaks Creeks-to-Peaks Trail Conceptual Site Plan

- Proposed Trail Segments
- Funded Trail Segments
- Completed Trail Segments

1 Trail to Crestline Drive

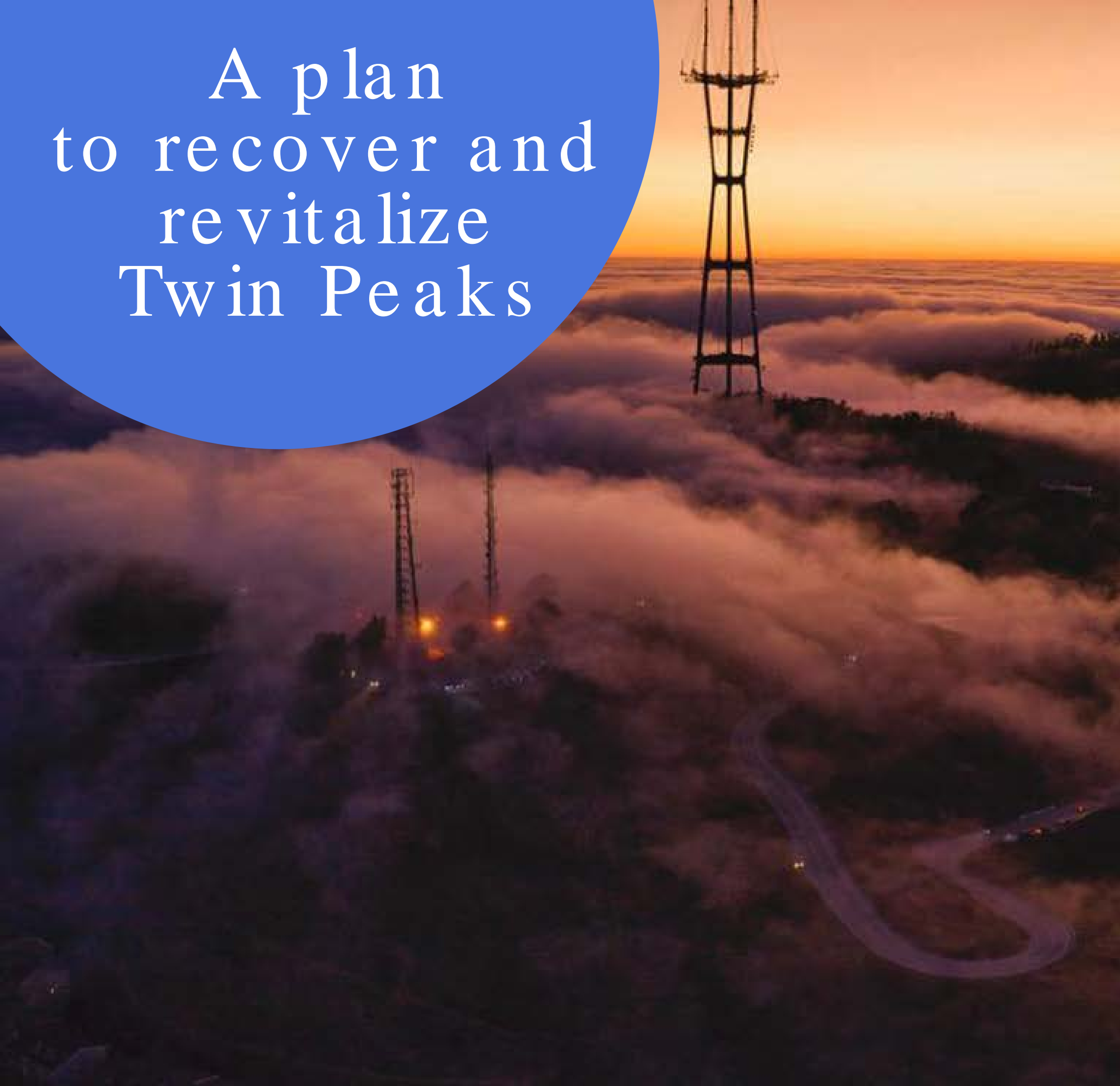
Install wayfinding signage, restore and upgrade trail through realignment, replace box steps, and install erosion control measures

2 "Figure 3" Promenade

Convert decommissioned roadway to linear park serving hikers, bikers, and tourists: resurface a portion of the roadway, add site furnishings, plantings, wayfinding, and interpretive signage

P Parking & MUNI Transit

There are 4 parking areas in close proximity to the trails, as well as bus access. We anticipate that hikers will also be walking to the site from both the north and the south because of our Creeks to Peaks trail corridor, and because of the site's location on the Bay Area Ridge Trail



A plan to recover and revitalize Twin Peaks

- Activate an open space to ensure that residents and visitors feel safe and have equitable access to open space.
- Provide an enhanced Twin Peaks experience where residents and visitors can access additional recreational amenities.
- Educate residents and visitors about the San Francisco Bay Area history, from the Ohlone Tribe to the Mission Blue Butterfly.
- Build opportunities for employment and economic development.

a bold idea:
pop-up
gathering space

- creates a centralized space that welcomes visitors
- provide a variety of amenities such as interpretative stewardship information for visitors, educational tours, permitted entertainment, refreshments vendors, etc.
- elevates a tourist destination into a community gathering space that will further build community amongst surrounding neighborhoods.

Opportunities & Challenges

Any project at Twin Peaks needs to acknowledge, incorporate and respect the conservation work of its habitat while balancing the regulatory requirements for this natural landscape.

Opportunities at Twin peaks

- Interpretive Center would create stewardship opportunities and provide natural and cultural history about the Ohlone Tribe and the Mission Blue Butterfly.
- Improved promenade trail (demolish graffiti-prone car barriers, better-designed parking to reduce vandalism)

Possible Approaches

****NOTE: robust outreach with Twin Peaks stakeholders are required in order to gather broad support ****

- Pursue philanthropic partner to fund planning, design, building, operation
- Pursue public funds to fund planning, design, building. An RFP for the operator.
- Pursue public funds and philanthropic partner fund planning, design, building. An RFP for the operator.
- RFI to engage in interest in private, design/build or design/build/operate plan.





Thank You



From: [George Wooding](#)
To: [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [George Wooding](#)
Subject: File 210088 Amendments
Date: Monday, May 24, 2021 12:14:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE:

May 23, 2021.

FILE# 210088 Urging the Recreation and Park Department and other City Departments to develop a long term plan to re-imagine Twin Peaks

Dear LUCT Committee members,

The San Francisco Economic Recovery Task Force Final Report published in October 2020 recommends maximizing and optimizing the use of public space to not only provide equitable access to recreation areas, but to also to aid in the city's economic recovery.

After surrounding neighborhood Board meetings, the surrounding Neighborhoods will decide on accepting this amendment If its language is adhered to and City departments keep their word.

The Board of Supervisors urges the Real Estate Department, RPD, SFMTA, DPW Departments to engage with **immediate neighbors and homeowners; and neighboring** homeowner and neighborhood organizations including the Twin Peaks Improvement Association, Midtown Terrace Homeowners Association, Forest Knolls, and Miraloma Park Improvement Club; and community members in a collaborative visioning and design process to address the safety and maintenance concerns of Twin Peaks and to ensure that it is a place to be celebrated.

After surrounding neighborhood Board meetings, the surrounding Neighborhoods will decide on accepting this amendment If its language is adhered to and City departments keep their word.

The Board of Supervisors urges the creation of a Twin Peaks visioning committee that will have balanced representation from neighbors, **impacted homeowners** including from the Twin Peaks Improvement Association and Midtown

Terraces Homeowners Association.

The Board of Supervisors urges the Departments to provide regular updates to the Board about any progress made in visioning projects, especially how it pertains to any potential leases to outside entities

Thank you for your consideration.

Respectfully,

George Wooding

From: [Somera, Alisa \(BOS\)](#)
To: [Major, Erica \(BOS\)](#)
Subject: FW: Reimagine Twin Peaks Resolution
Date: Monday, May 17, 2021 11:41:38 AM

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**From:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Sent:** Monday, May 17, 2021 10:55 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Subject:** FW: Reimagine Twin Peaks Resolution

For the file please.  
Thank you.  
Angela

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**From:** Melgar, Myrna (BOS) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>

**Sent:** Monday, May 17, 2021 7:38 AM

**To:** Robert Gee <[gmaann@aol.com](mailto:gmaann@aol.com)>; Breed, Mayor London (MYR) <[mayorlondonbreed@sfgov.org](mailto:mayorlondonbreed@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>

**Cc:** Imperial, Megan (BOS) <[megan.imperial@sfgov.org](mailto:megan.imperial@sfgov.org)>

**Subject:** Re: Reimagine Twin Peaks Resolution

Hi Robert,

I hope all is well. Please tune in today and comment! It is the beginning of dreaming for a better twin peaks!

*Myrna Melgar* 梅義加

*District 7 Supervisor*

City and County of San Francisco

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**From:** Robert Gee <[gmaann@aol.com](mailto:gmaann@aol.com)>

**Sent:** Monday, May 17, 2021 6:41 AM

**To:** Breed, Mayor London (MYR) <[mayorlondonbreed@sfgov.org](mailto:mayorlondonbreed@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>

**Cc:** Imperial, Megan (BOS) <[megan.imperial@sfgov.org](mailto:megan.imperial@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>

**Subject:** Reimagine Twin Peaks Resolution

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mayor Breed and Supervisors,

Since the beginning of the Covid pandemic, I have been running and biking regularly at Twin Peaks. I **support** the resolution that is urging the Recreation and Park Department, Municipal Transportation Agency, Real Estate Division, and Public Works to work collaboratively on a long-term Recovery and Revitalization Plan. This process will involve immediate neighbors and community stakeholders, to reimagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability, and the ability to build upon a welcoming environment for residents and tourists alike. Involving immediate neighbors and community stakeholders is good governance. Let us be a part of this important plan.

Sincerely,

Robert Gee  
9 Bella Vista Way  
San Francisco, CA  
District 7 - Miraloma Park Neighborhood

**From:** [George Wooding](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Major, Erica \(BOS\)](#)  
**Subject:** Vote "NO" on Resolution 210088  
**Date:** Sunday, May 16, 2021 11:18:01 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms Majors,

Please send the attached letter to the Land Use and Transportation Committee for their review:

I personally will not support resolution 210088 without amendments.

Originally, Supervisor Melgar wanted to build a simple "warming Hut" on the top of Twin Peaks. Now Phil Ginsburg and Jeffrey Tumlin want to build a combination of Bicycle land, Disneyland and Fisherman's Wharf on top of Twin Peaks

I have read the San Francisco Economic Recovery Task Force Final Report, October 2020 and have some thoughts regarding Resolution File NO. 210088.

This project is only about generating revenue for the City's recovery.

-SFMTA, RPD, DPW, and the Real Estate Department have no history of working with or listening to the needs of immediate neighborhoods. To say otherwise would not be supported by fact. Please use the recent bifurcation of Twin Peaks BLVD as an example.

Please define the term "Immediate Neighbors." as used in the resolution. Certainly this definition would not include MTHOA, TPIA, Forest Knolls or Miraloma Park. Why not just include the bicycle coalition, Yimbys, Democratic Socialists, RPD employees, SFMTA employees, green Party and build whatever you are already planning to build.

Please define the term "community members" as used in the resolution.

-Has the SFMTA done any prior studies on traffic volume or traffic congestion? To be profitable the RPD and the SFMTA have to know what they are doing. This information has been requested several times and has not been forthcoming.

What will be built at the top of twin peaks? Perhaps a 200' Ferris wheel designed to look like a Bicycle wheel.



Respectfully,

George Wooding

Emeritus

Coalition For San Francisco Neighborhoods Coalition

415 695-1393



**MYRNA MELGAR**

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DATE: May 20, 2021

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *MM*

RE: Land Use and Transportation Committee  
COMMITTEE REPORT

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, May 25, 2021, as a Committee Report:

**File No. 210088                      Urging the Recreation and Park Department and other City Departments to Develop a Long-Term Plan to Re-Imagine Twin Peaks**  
**Sponsors: Melgar, Mandelman, Walton**

Resolution urging the Recreation and Park Department, Municipal Transportation Agency, Real Estate Division, and Public Works to work collaboratively on a long-term Recovery and Revitalization Plan, involving immediate neighbors and community stakeholders, to re-imagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability, and the ability to build upon a welcoming environment for residents and tourists alike.

**File No. 210537                      Administrative Code - Extension Of Temporary Tenant Protections Due To COVID-19**

Ordinance amending the Administrative Code to extend the COVID-19 based limit on residential evictions, which allows evictions only if based on the non-payment of rent or violence or health and safety issues, from June 30, 2021, to September 30, 2021.

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, May 24, 2021, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Jeffrey Tumlin, Executive Director, Municipal Transportation Agency  
Andrico Penick, Director, Real Estate Division  
Alaric Degrafinried, Interim Director, Public Works  
Phil Ginsburg, General Manager, Recreation and Parks Department  
Sophia Kittler, Liaison to the Board of Supervisors, Mayor's Office

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: February 2, 2021

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Melgar on January 26, 2021:

**File No. 210088**

**Resolution urging the Recreation and Park Department, Municipal Transportation Agency, Real Estate Division, and Public Works to work collaboratively on a long-term Recovery and Revitalization Plan, involving immediate neighbors and community stakeholders, to re-imagine Twin Peaks and identify resources to improve accessibility, safety, cleanliness, environmental sustainability, and the ability to build upon a welcoming environment for residents and tourists alike.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [erica.major@sfgov.org](mailto:erica.major@sfgov.org).

cc: Kate Breen, Municipal Transportation Agency  
Janet Martinsen, Municipal Transportation Agency  
Joel Ramos, Municipal Transportation Agency  
David Steinberg, Public Works  
Jeremy Spitz, Public Works  
John Thomas, Public Works  
Lena Liu, Public Works  
Sarah Madland, Recreation and Parks Department

# Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor: